

***City of Cambridge
Public Hearing
June 12, 2023
7:00 p.m.***

A public hearing was held for the purpose of receiving comments on the following matter.

Proposed Ordinance No. 2-2023 on Accessory Dwelling Units.

Mayor Loveland called the hearing to order at 7:00 p.m. at Cambridge City Hall located at 80 S Superior Street Cambridge, Idaho. He read the Public Hearing Notice as advertised in the Record~Reporter, the city's official newspaper.

Mayor Loveland explained the public hearing procedures.

TESTIMONY BY THOSE IN SUPPORT OF APPLICATION – None received.

TESTIMONY BY THOSE NEUTRAL ON APPLICATION – Emailed comments by Ernie Houghton were read into record by City Clerk Sandra McKee –

ACCESSORY DWELLING UNITS

**Public Hearing Comments by Ernie Houghton
June 12, 2023**

1. The continued use of an Accessory Dwelling Unit after the resident for which it was constructed no longer lives there opens a lot of questions. It would appear that, since the ADU cannot be rented, any future use would either require the owner to allow any future resident to live there rent free, not use the ADU, or remove the ADU from the property.
2. Selling the property will present challenges to future owners, unless they happen to have the same (family) situation as the person who was allowed to build the ADU originally. As written, they could not rent the ADU without obtaining a conditional use permit (See #1 above). If the City allows a future owner to rent the ADU, then current and original owners that are not currently using their ADU will want the same consideration.
3. Allowing future owners and current owners not using the ADU to rent the ADU, then other considerations would involve housing density and therefore multiple family dwellings and where the city wants to allow them to exist, and possibly building permits for garages or accessory buildings on lots that are minimally sized.
4. The requirement of a conditional use permit can lend itself to charges and complaints of favoritism by residents against the City Council. In a small town, it is possible to foresee a situation where a friend or relative of the City Staff or City Council may be approved, and another person who has had previous confrontations with the city not be approved. In

my opinion, developing exact uniform standards for when Accessory Dwelling Units may be built, when they cannot be built, and then what would become of them when they are no longer needed, would be a better option and removes the City Staff and City Council from charges of bias or favoritism.

TESTIMONY BY THOSE OPPOSED TO APPLICATION – None received.

Mayor Loveland closed the hearing at 7:08 p.m.

Sandra McKee, City Clerk

Mark Loveland, Mayor